the Exchange

Eastern Washington

July 2 - 8, 2026

BUY • SELL

Classified Ad Deadline: Wednesday 1pm

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FIREWORKS!

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- Family Packs
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- Fountains
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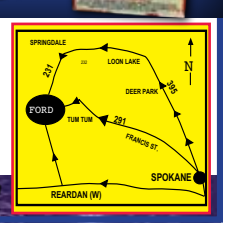

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620 E. HOLLAND RD.
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(509) 467-4958

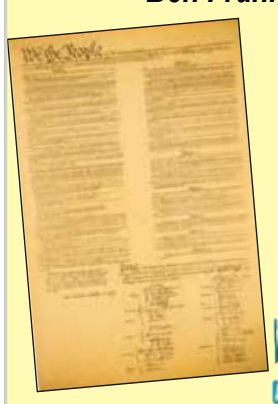
Ziggy's HOME IMPROVEMENT

www.ziggys.com

Declaration of Independence

Saturday July 4, 2026 • 10 am - 5 pm

Join us for the reenactment & signing of the Declaration of Independence with "Ben Franklin and his Aide"!



PLUS: Sign the declaration.
PLUS: Tour Abe Lincoln car.
PLUS: Honor Guard at 1 pm.
PLUS: Ride on our train.
PLUS: Tour 7 Train Cars.
PLUS: 2-Floors of Exhibits.
PLUS: FREE personal US Flag.
PLUS: $1 Hot Dogs

WASHINGTON STATE AMERICA'S 250TH

PLUS: Live music!
Bonnie & The Extras!
PLUS: Corn Hole tournament!
PLUS: Kids Scavenger hunt!

LAST CHANCE TO TOUR ABE LINCOLN CAR!

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Inland Northwest Rail Museum

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509-796-3377 • www.inlandnwrailmuseum.com

Tourism Support Provided by Lincoln County hotel/Motel Tax Funds

INW OUTDOOR DESIGN
Serving Spokane County, & Coeur d'Alene. Now booking: junk removal, yard cleanups, brush & debris removal, seasonal property cleanup, outdoor cleanup services. Family-owned local company providing honest, reliable service & helping our community keep properties looking their best. Call today to get on our schedule, 509-434-6551 Spokane

RAGDOLL KITTENS
Adorable, friendly, cuddly Ragdoll kittens. Great personalities, ready now! Vet checked & health guarantee, first shots & dewormed, litter box trained, $700 or best offer. Call/text, 509-276-5050 Deer Park

MUSICAL INSTRUMENT SALE
Drum sets, cymbals, new & used guitars, used 60 & 88 keyboards, mandolins, violins, etc. Calls only, 509-924-2808 Spokane Valley

"JUS'IS" COLLECTIBLES & VENDOR MALL IS NOW OPEN!
1711 N. Hamilton Street, Spokane, Sports cards, antiques, clothing, jewelry, custom art, other custom novelties, fishing supplies, aquarium tanks & supplies, music & more! Also looking for new vendors. Call or text, 509-990-2462

9TH ANNUAL JACKED UP BIG SHOW
Saturday, July 18, 11am-7pm at Hillyard Skate Park, 6018 N. Regal, Spokane. Vital support, funding initiatives, building repairs, patriotic activities, advocacy for our local veterans. Texts only please, 509-426-3854 Spokane

HEARING LOSS CAUSED BY NOISY JOB?
We specialize in Washington Labor & Industry claims for Hearing Aids. We accept other types of insurance too. Call the Hearing Center, 509-276-8859, www.EarGeek.com Ask about Hearing Aids at no cost to you

HEAVY DUTY EXTENSION LADDER
Great condition, $180. 3x5' glass top dining room table with 4 padded chairs, $250. White wood buffet, $200. Call or text, 509-979-1803 Spokane

ADORABLE HYPOALLERGENIC BIEWER TERRIER PUPPIES
Born June 4, mom is 8lbs & dad is 5lbs. Will be ready to go in August with vaccinations & deworming up to date. Boys, $1500; girls, $2000. We are taking deposits, reserve yours now! Text, 509-666-9794 Spokane

1994 BOUNDER MOTORHOME SERIES MODEL 34
86,600 original miles, 3 new batteries, runs good $4500. Also selling octagon shaped wood burning stove, $300. Call Jerry 509-385-4282 Spokane

38 GALLON FISH TANK
With solid wood stand, $200. Steel bunk bed set full size bottom, twin size top, like new, $500. Solid Oak dresser with mirror, $500. 509-537-8018 Kennewick

FARMERS MARKET STARTS JUNE 7 EVERY SUNDAY 11AM-4PM
Clayton Community Fair Grounds, locally grown, raised & made; plants, produced soaps, jewelry, wood items, coffee beans & so much more; lunch & ice cream available

AMAZING LOCATION! 4 BED, 3 BATH HOME
Turn of the century two story blends character with thoughtful updates. 921 E Front Ave, Coeur d'Alene. Offered at $949,500. Anne Anderson 208-660-4621, Lakeshore Realty

WE CAN DELIVER YOUR CARGO CONTAINER!
New & used 8x20' & 8x40'. Whisman Containers, the #1 Container dealer for 35 years. Homeowners: why pay for expensive storage units? Builders: don't leave your materials outside for thieves. 509-276-8220. We buy containers too!

ELK BARN SALE
Friday July 10 through Sunday July 12, 9am-4pm. 2191 Nicholson Road, Elk. 18' & 7' boats, wave runner & trailer, electric golf cart caddie, antique furniture, lawn mower, 42" grass catcher, yard cart, Grizzly lathe, 5th wheel easy glide hitch, paintings, old glassware & more!

PANORAMIC VIEWS! COUNTRY LIVING! NEW PRICE!
This custom built 3 bedroom, 2 bathroom two-story home showcases quality craftsmanship & thoughtfully designed living spaces. The chef's kitchen features quartzite countertops, smart appliances, a grill-top range, & abundant natural light. Cozy up by the fireplace or spread out between two family rooms. The spacious primary suite offers a walk-in closet & private ensuite bath. Outside, relax on the charming country-style front porch, tend to the raised garden beds, & enjoy the fenced backyard, pasture, & RV parking. A heated attached tandem garage includes a third door for added convenience. Plus two additional shops. Offered at $850,000, 5710 E Greenbluff Rd, Colbert. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

CARGO CONTAINERS

CALL NOW!
509-992-1020 DryBoxUSA.com

Dry & Refrigerated
20' & 40' Containers
SHOP LOCAL!
Voted #1 in the Pacific Northwest
DRYBOX
Local Experts Serving Washington & Idaho

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

Happy Birthday USA!
4th of JULY
Our office will be closed on Friday, July 3, 2026. Have a Safe & Happy 4th of July Weekend!
Even though our office will be closed you can place ads online at www.PacificNW.Exchange
the Exchange

Email: Ads@Spokane.Exchange ✪ Call or Text: 509-922-3456

STOCKLAND LIVESTOCK AUCTION
All classes of cattle sell at each sale most Mondays at 11am. Continuing the tradition of the free market in the American West. Accepting animals on the Sundays preceding sale days, 1505 12th, Davenport. Stocklandlivestock@gmail.com or call 1-800-372-6845, Sale day: 509-725-1101, Kale: 509-703-3981

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 4 vehicles on Tuesday, July 7, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

LINCOLN COUNTY FLEA MARKET
Saturday, July 11, 9am-3pm, at the Lincoln County Fair & Event Center 1601 Morgan Street in Davenport. Food available in the dining hall. Got stuff to sell & want to be a vendor? Large Indoor & outdoor spaces for only $25! Call or text, 509-900-7213 Lincofleamarket@gmail.com www.lincofleamarket.com

GOLD & SILVER COINS
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

NEED CASH? BUYING OLD SILVER DOLLARS & COINS
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

YOU'LL BE PRETTY IN PINK WITH A NEW OUTFIT
From Discovery Shop! Shop for clothing, accessories, jewelry, housewares, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

SEABEES FUNDRAISER FLEA MARKET
Benefitting VFW Post #51 US Navy Construction Battalion. Membership drive all services. Celebrating USA 250th Anniversary. Friday & Saturday, July 17 & 18, 9am-5pm, 3001 N. Nevada, Spokane. On Saturday, July 18, from 11am-3pm, Bring Your Ride Car Show, $50 first prize. Vendors, clothing, collectibles, antiques, food & more. Vendor space still available, 10x10' only $25. Contact Jim, 509-951-0900 Spokane

COULEE CITY ESTATE SALE
Friday, July 3 through Sunday, July 5, from 8am-5pm. 528 S. First Street, Coulee City. 40' steel container, 21' Hi Lo camper trailer, 10' wire panels, pyramid concrete blocks, 4-1/2hp Subaru gas water pump, boat & fishing gear, yard tools, glassware, something for everyone!

OTIS ORCHARDS FARM SALE
Friday & Saturday, July 3 & 4, 8am-2pm, 24106 East Railroad Avenue. Ford 9N tractor, yard tools, miscellaneous, lumber & construction items, baby items, heaters, temporary power box, shop full of stuff!

INLAND NORTHWEST RAIL MUSEUM IS OPEN FOR THE SEASON!
Open Thursday, Friday, Saturday & Sunday, 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

ELK BARN SALE
Friday July 10 through Sunday July 12, 9am-4pm. 2191 Nicholson Road, Elk. 18' & 7' boats, wave runner & trailer, electric golf cart caddie, antique furniture, lawn mower, 42" grass catcher, yard cart, Grizzly lathe, 5th wheel easy glide hitch, paintings, old glassware & much more!

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Clayton Community Fair Grounds, locally grown, raised & made; plants, produced soaps, jewelry, wood items, coffee beans & so much more; lunch & ice cream available

ESTATE SALE BY JULIE
Friday, July 3, 8am-3pm & Saturday, July 4, 8am-4pm. Saturday only, large items half price & fill a bag for $10. 27 W. Waverly Place, Spokane. 4th of July Blow Out Sale in Beautiful Corbin Park Neighborhood! Large collection of dolls, nutcrackers, & teacups. 2 sewing rooms full, quilts, quilt rack, blanket ladder, sewing tables, patio furniture, flower pots, furniture, full kitchen, cleaning supplies, food, yard tools, exercise machine, oriental rugs, other large area rugs, canning, holiday decor, records, books, pictures, cuckoo clocks, bedding, towels, 2 TVs, very nice newer washer & dryer set, snowblower, power washer, vacuums, carpet cleaners, & lots of miscellaneous small items

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

SOUTH HILL FAMILY ESTATE SALE
Thursday, Friday, Saturday, July 2, 3 & 4, 9am-5pm. 2605 E. 57th Ave, Spokane. 60 years of collecting, 8x40' water tight shipping container, 8hp Troybilt horse tiller, compact Kubota B7100 tractor, one large & one small chest freezer, refrigerator, kitchen stove, snow blowers, 5x8' utility trailer, & many other items!

SALES & AUCTION INDEX

SALES & EVENTS

July 2, 3, & 4, 9am-5pm	South Hill Family Estate Sale	2605 E. 57th Ave, Spokane
July 3, 8am-3pm July 4, 8am-4pm	Estate Sale by Julie	27 W. Waverly Place, Spokane
July 3 & 4, 8am-2pm	Otis Orchards Farm Sale	24106 E. Railroad Ave, Otis Orchards
July 3, 4, & 5, 8am-5pm	Coulee City Estate Sale	528 S. First Street, Coulee City
July 10, 11, & 12 9am-4pm	Elk Barn Sale	2191 Nicholson Rd, Elk
July 11, 9am-3pm	Lincoln County Flea Market	1601 Morgan St, Davenport
July 11, 12, & 13 9am-4pm	Grand Coulee Estate/ Downsizing Sale	46538 Sunny Hill Lane N., Grand Coulee
July 17 & 18, 9am-5pm	Seabees Fundraiser Flea Market	3001 N. Nevada, Spokane

AUCTIONS

July 2, 12pm	Okanogan	Randy's Towing	2135 Elmway
July 3, 11am	Quincy	Abandoned Vehicle Auction	401 F St SW
July 4, 10am	Wentatchee	Abandoned Vehicle Auction	1212 Maple St
July 3-8	Online	Another Huge Online Auction	AuctionNorthwestLLC.HiBid.com
July 7, 12pm	Okanogan	Randy's Towing	2135 Elmway
July 7, 12pm	Wenatchee	Randy's Towing	353 Malaga-Alcoa Hwy
July 8, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Ave
July 9, 12pm	Brewster	Abandoned Vehicle Auction	25899 Hwy 97 S.
July 11, 10am	Spokane	Spokane Mini Warehouse Public Auction	4503 E. Trent

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange
Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

ANOTHER HUGE ONLINE AUCTION
More Quality Consignments!
BIDDING FRI, JULY 3 - WED, JULY 8
Preview Days Thursday, Friday, Saturday, July 2-4
AuctionNorthwestLLC.HiBid.com

Antique Coca-Cola Ice Chest, Bottles & Picture

Antique Coca-Cola Carousel Horse

1975 Chan MC Replica w/ side car

Antique Coca-Cola Ice Chest w/ qty8 - 6 pack coca-cola bottles & Coca-Cola picture
Antique Coca-Cola Carousel Horse • Vintage Amphibious Army Utility Vehicle • Boats / Jet skis
1975 Chan MC Replica Motorcycle w/ side car

Vintage Amphibious Army Utility Vehicle

Boats and Jet Skis

Boat

AUCTION NORTHWEST
3156 N. Beck Rd • Post Falls
208-994-6003
Info@Auction-NW.com Tuesday-Friday, 8am-4pm, Mondays By Appt

Always Accepting
- *Consignments*
- *Buyout Options*
- *Full Estates*
- *On-site Hauling*

To Register: AuctionNorthwestLLC.HiBid.com

True Value® Argonne Village

Celebrate America's 250TH BIRTHDAY!

HOT DOGS! BURGERS! CHIPS! DRINKS!

SATURDAY, JULY 4 ★ 10AM-3PM

BUCKET SALE!

SAVE 10%

1. Buy a Bucket 2. Shop & Fill
3. Get 10% OFF your purchase!

PROPANE SPECIAL!

99¢ PER GAL.

FRIDAY & SATURDAY July 3rd-4th ONLY

*Must be a True Value Rewards Member for Sale Prices

Annin® Flagmakers 2.5x4ft U.S. Flag & Pole Set 119-391
$31.99
Save Over 25%

HTH® 1lb Pool Care Shock Ultra 173-961
$9.99
Save Over 25%

Greenthumb® NeverKink Pro 50ft Commercial Duty Hose 587-046
$29.99

Spectracide® 2-pk 18.5oz Aerosol Wasp & Hornet Killer 119-292
$6.49

Kingsford® 8 lb Charcoal Briquettes 250-218
$8.99

Kingsford® 32 oz Odorless Charcoal Lighter Fluid 300-236
$4.99

Outdoor Celebration HEADQUARTERS

Traeger Pellets 20 lb Assorted Flavors
$16.99

Niagara® 24-pk 16.9oz Water Bottles 262-933
$3.69
Save Over 30%

Meguiar's® 64oz Deep Crystal Car Wash 309-297
$5.89

Sterilite® 15 qt. Latching Storage Box 501-856
$4.99
Save Over 40%

Annin® Flagmakers 2.5x4ft U.S. Banner 535-882
$6.99
Save Over 30%

Scepter® 5 gal. SmartControl Gas Can 104-639
$18.99
Save Over 35%

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$8.99

Adirondack Chairs
6 colors to choose
$19.99

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- Heating & Cooling
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- Power Tools, Equipment
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- Generators
- Plumbing
- Electrical
- Food Preservation
- Hunting & Fishing
- Pool Supplies
- Outdoor Living
- BBQ's & Grills
- Pet Supplies
- Bird Supplies
- Fishing Equipment
- Home & Garden

True Value® at Argonne Village

9211 E. Montgomery Ave., Spokane Valley
Mon-Sat 8am-6pm | Sun 9am-5pm | 509-505-4996

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Sign up to be a True Value Rewards Member today!
Earn points to save money on each purchase!

rewards.truevalue.com

*Must be True Value Rewards Member for Sale Prices

*All Specials Good Thru 7/8/26 or while Supplies Last.

True Value REWARDS®

PUBLIC AUCTION
Notice of Lien Sale

PUBLIC AUCTION: Saturday, July 11, 2026 - 10am Sharp!
Location: SPOKANE MINI WAREHOUSE
4503 E. TRENT - Spokane, WA

Notice is hereby given pursuant to the Washington Self-Service Storage Facility Act, Chapter 19.150 RCW, RCW Sections 19.150.010 thru 19.150.0904 of the business & professions code of the State of Washington. Spokane Mini Warehouse, located at 4503 E. Trent Spokane, WA 99212, will sell at public auction on July 11, 2026.

Sale starts at 10am sharp. Sign in begins at 9:30am
NO PHONE CALLS PLEASE. NO EARLY BIRDS!

The following brief description of property: Sofas, Mattresses, Wall Art, Electronics and General Household and Garage Items, stored here by the following Parties:

C19—Christina Jones	I26—Leann Lincoln
D42—Kim Mason	L06—Randy Jenson
H63—Wynter Daniels	L12—Caleb Nichols

Said sales are for the purpose of satisfying Lien of the undersigned for storage fees, Lien sale costs, and advertising. We reserve the right to refuse any and all bids.
Dated: June 23, 2026 Spokane Mini Warehouse
Published: July 2 through July 8, 2026
Property Manager: Cory Stanford

PREMIER AUCTION CENTER WISHES EVERYONE A GREAT 4TH JULY
No online auction this week, but plan to attend our monthly live auction next Friday, July 10. We look forward to seeing everyone then. As always, keep up to date with the latest information on our website, www.PremierAuctionCenter.com

ABANDONED VEHICLE AUCTION
Saturday, July 4, viewing 9am auction starts at 10am. 1212 Maple Street, Wenatchee 98801. 2005 Toyota Prius, no keys, Vin #JTDKB20U257023599; 2005 Toyota Corolla, has keys, Vin #1NXBR30E05-Z417819; 1999 Buick Century, no keys, Vin #2G4W-S52M7X1479545; 2005 Chevy Venture, no keys, Vin #1GNDV03E45D126-623

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 7, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2015 Chevrolet Camaro, 890TMX, #2G1FF3D33F-9289476; 2012 GMC Acadia, CUP7292, #1GKKVSE-D9CJ294048; 2002 Cadillac DeVille, BIN4314, #1G6KD54Y32U252611; 1993 Dodge Dakota, C39186T, #1B7GG23X5P-S244367; 1978 IHC Loadstar, #82388; 1971 Six-Pac 8SD, #104; 2012 Buick Verano, CKD7339, #1G4PS5SK9-C4196940

Riverfront Summer Carnival presented by ICCU

Riverfront Park, 507 N Howard St, Spokane

Friday, July 3 4pm-11pm, Saturday, July 4, 12pm-11pm, & Sunday, July 5th, 12pm-6pm

Celebrate the spirit of Independence Day with five days of non-stop fun at the Riverfront Summer Carnival presented by ICCU! Enjoy a festive atmosphere filled with exciting rides, classic carnival games, and mouthwatering treats like corn dogs, cotton candy, and elephant ears. Bring the whole family to experience the magic of summer with all your carnival favorites, from thrilling rides to nostalgic games that spark joy at every turn.

BUYING ESTATE CONTENTS
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

LINCOLN COUNTY FLEA MARKET
Saturday, July 11, 9am-3pm, at the Lincoln County Fair & Event Center 1601 Morgan Street in Davenport. Food available in the dining hall. Got stuff to sell & want to be a vendor? Large Indoor & outdoor spaces for only $25! Call or text, 509-900-7213 Lincofleamarket@gmail.com www.lincofleamarket.com

ABANDONED VEHICLE AUCTION
Quincy Towing Inc. 401 F St SW, Quincy, WA, 98848. Friday, July 3, 2026. Viewing at 10am, auction at 11am. Auctioning a 1999 Ford Taurus. #5001

NELSON'S TOWING AUCTION
Wednesday, July 8, viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. Listing: 2000 Volvo S70, green; 1996 Dodge Stratus, white; 2005 Lincoln Aviator, black; 2015 Ford Fusion, blue; 2010 Dodge Journey, black; 2009 Chevrolet Aveo, yellow; 2001 Acura 32CLCP, black; 2011 Ford Taurus, silver; 2005 GMC Yukon, white; 2003 Dodge Neon, red; 2008 Nissan Versa, red; 2001 Volkswagen Jetta, black; 2013 Nissan Pathfinder, white; Homemade trailer, black; Homemade trailer, rust; 2003 GMC Yukon, tan

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ABANDONED VEHICLE AUCTION
Shull's Towing, 25899 Hwy 97 S, Brewster at 12pm on Thursday, July 9, 2026 will auction 1 vehicle. Information available at the office. Viewing 1 hour prior to auction. RTTO #5960. 509-689-2292

GRAND COULEE ESTATE/ DOWNSIZING SALE
Saturday, Sunday, & Monday, July 11, 12 & 13, 9am-4pm. 46538 Sunny Hill Lane N., Grand Coulee

STOCKLAND LIVESTOCK AUCTION
All classes of cattle sell at each sale most Mondays at 11am. Continuing the tradition of the free market in the American West. Accepting animals on the Sundays preceding sale days, 1505 12th, Davenport. Stocklandlivestock@gmail.com or call 1-800-372-6845, Sale day: 509-725-1101, Kale: 509-703-3981

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BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

BE SURE TO STOP BY GARLAND TREASURE TROVE
We have three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

HAPPY 250TH BIRTHDAY AMERICA! OVER THE MOON RELICS IS
Celebrating our country's birthday from July 2 through July 5 by offering 15% off any Red, White, or Blue price tag, excluding M2, Greenlight, & Jada. We were able to make a little room last week so we have new cars in the backroom. We will be closed on Saturday July 4th to celebrate with friends & family. We will also be closed July 6 to July 13 so we can have the carpets cleaned & look fresh like the Pressed Steel & Diecast coming in! We look forward to seeing our diecast collectors in the store July 14, you won't want to miss the new selections! Thank you for your unwavering support of our small shop! Our regular hours: closed Monday; Tuesday to Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm & Sunday 1pm-4pm. See you soon! 604 W. Garland Avenue, Spokane. 509-998-7660

GARAGE/ ESTATE SALES & EVENTS

COMPLETE STORE CLOSE OUT SALE! 50%--60%-70% OFF
Storewide! Thursday & Friday, July 2 & 3, 10am-5:-30pm. Small cabinets & shelves, display curio shelving, hand & power tools, sockets, miscellaneous electric motors, small boat motors, housewares, bake ware, dishes, pots & pans, home decor, collectables, figurines, linens, bedding, puzzles, books, fireplace heat exchanger, gallon jugs for wine making, clothes, the list goes on! Many items sold by the box or bundle, deep discounts, need the building cleared out! Credit card or cash. Addy Second Hand, 1383 Hwy 395 S. Addy, see you there!

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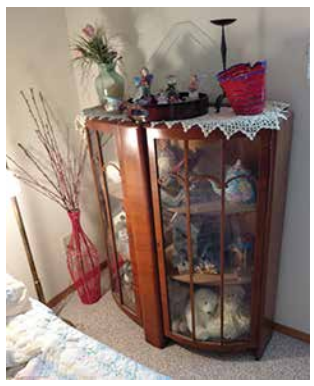

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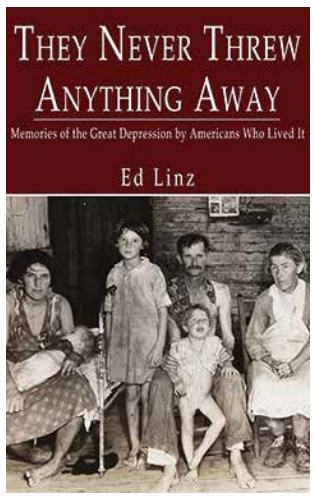

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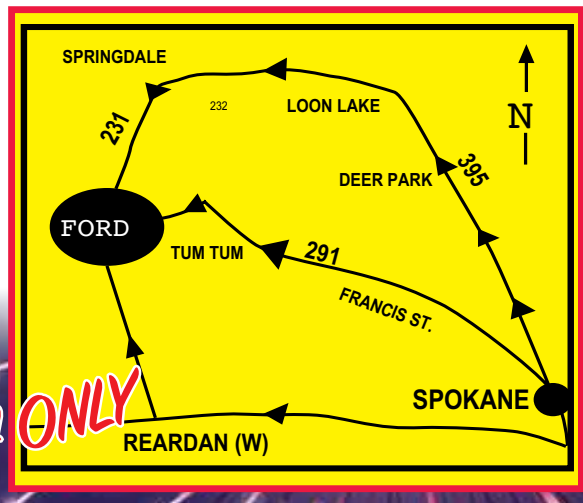

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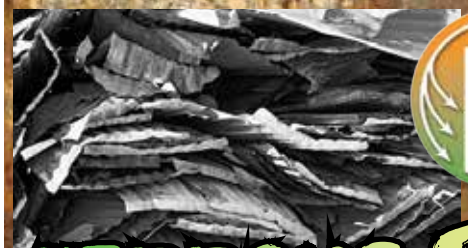

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SPOKANE VALLEY CITY COUNCIL TUESDAY, JUNE 30, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following meeting agenda.

PROCLAMATION

Mayor Padden presented a proclamation for Independence Day America's 250th Anniversary to members of the Daughters of the American Revolution. Watch the presentation.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – Housing Community Development Advisory Committee (HCDAC) Mayoral Appointment

In 2023, the City entered into a three-year interlocal agreement to participate in the Spokane County (County) Consortium for the Housing & Urban Development Entitlement Funds. The HCDAC serves as an advisory committee to the Housing and Community Development Division and the Board of County Commissioners. The HCDAC reviews all funding proposals for housing, homeless, and community development programs administered by Spokane County. HCDAC bylaws provide for up to four representatives from Spokane Valley.

The following individuals are currently serving on the committee:

- Deputy Mayor Tim Hattenburg
- Councilmember Ben Wick
- City Services Administrator Gloria Mantz
- Housing & Homeless Coordinator Eric Robison

The terms for Deputy Mayor Hattenburg and Councilmember Wick expire on June 30, 2026. Because of their experience serving on the HCDAC, the Mayor recommends renewing their appointments for another three-year term. A motion to confirm the Mayor's recommendation for appointment passed unanimously.

NON-ACTION ITEMS

#2 – Safe & Healthy Task Force Discussion

Staff shared a background about how the Safe and Healthy Spokane Regional Task Force was developed. In October 2025, Council gave consensus for the City to participate in the Planning Team and Task Force. Staff have provided the Council with periodic updates on the Task Force meetings. The Task Force's work has been completed, and a final report was released on June 2, 2026. Representatives from the Task Force, Lance Beck (Greater Spokane Incorporated) Zeke Smith (Waters Meet Foundation) Matt Albrtight (Multicare) and Chud Wendle (Hutton Settlement) presented a summary of the report and key recommendations.

#3 – Potential Grant Opportunity - Transportation Improvement Board (TIB)

The Washington State TIB recently issued a call for projects for the Urban Arterial Program (UAP), Active Transportation Program and Complete Streets Program (CSP). Staff described the focus on each grant program and outlined program details. City staff and TIB staff held a meeting last month and identified two projects that meet the criteria to apply for the UAP and CSP programs: Pines Road Preservation (32nd Avenue to 40th Avenue) and Barker Road (Sprague Avenue to 8th Avenue). The Council reached consensus to proceed with the proposed projects and return with a motion consideration at a future meeting.

#4 – The Course Schedule Update

Spokane Valley Parks and Recreation Department staff and Spokane Sports have been collaborating to schedule a variety of cross country running race events for the inaugural season at The Course Spokane Valley. Staff provided an overview of thirteen events currently booked at The Course in 2026. Staff also reported on the new Course website and online booking platform. A grand opening celebration and season opener are scheduled for August 15, 2026.

#5 – City of Spokane Valley v. Councilmember Merkel Court Decision Discussion

City Manager John Hohman provided background information on the city's lawsuit between the City and City Councilmember Al Merkel. City Attorney Kelly Konkright also summarized the June 25, 2026, ruling of Spokane County Superior Court Judge Rachelle Anderson, which determined that Councilmember Merkel violated both the City Council's (1) mandatory social media policy by discussing city business in his capacity as a Councilmember on his personal social media rather than an approved official account preserved by archiving software and (2) the Washington Public Records Act by failing to reasonably search for and produce social media records in response to public records requests.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

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Music 6pm-8pm by **Dan Slate**

MONDAY, JULY 6
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, JULY 7
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 1pm-3pm by **Treble Tones**

WEDNESDAY, JULY 8
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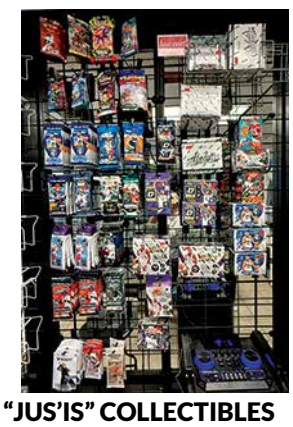

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Here are some upcoming racing events across the region.

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- July 25-26 American Sprint Boat Racing at Port Angeles
- July 24-26 Columbia Cup H1 Unlimiteds at Tri-Cities

DRAG RACING

Walla Walla Drag Strip (Walla Walla)
- Fri., July 3 Box/No Box Gambler, Junior Gambler, Racer Appreciation BBQ
- Sat., July 4 NAPA Points Series #7
- Sun., July 5 NAPA Points Series #8

KARTING

Sunset Speedway (Spokane)
- Sat., July 11 Race #4 (night race)

RADIO CONTROL

Hank Perry Raceway (Spokane)
- July 11 Club Race #5. Racing at 3 p.m.

STOCK CARS

Eagle Track Raceway (Republic)
- July 18 Mid season championship

Northport Raceway
- July 4 Independence Day race
- July 5 Independence Day race

Stateline Speedway
- Fri., July 3 America 250 Demo Derby & Fireworks
- Fri., July 10 $5 Friday
- Sat., July 11 $2 Dog Night - Open Wheel Show

Wenatchee Super Oval
- Fri., July 10 Monster Trucks Friday Night Fury

Consult social media for further information on venues and events. If you do not see your favorite event email information by no later than Friday each week to nwmotorsportsreport@gmail.com.

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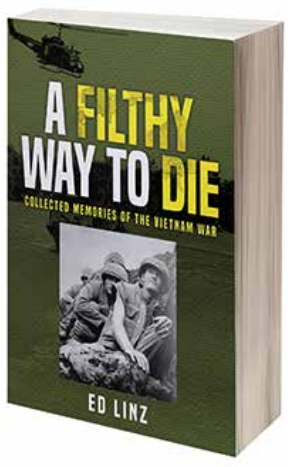

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LEGAL NOTICES

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
CHARLES E. OAKLEY,
Deceased.
No. 26-4-01150-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

MARK E. OAKLEY, has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: June 18, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

IN THE SUPERIOR COURT OF WASHINGTON
FOR SPOKANE COUNTY
Estate of
MICHAEL J TITUS,
Deceased.
NO. 26-4-01195-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c), or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. This Notice will be published in Spokane County.
Date of first publication:
June 25, 2026
Personal Representative:
MICHAEL A TITUS
Attorney for Personal Representative:
Amy M. Felt (WSBA # 39764)
Address for Mailing or Service:
Felt Law
1312 N. Monroe St.,Ste. 132
Spokane, Washington 99201
Dates of Publication: 6/25/26, 7/2/26, 7/9/26

IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
Estate of
DOUGLAS MCCREARY
Deceased.
NO. 25-4-00851-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The above Court has appointed CHRISTOPHER RANDALL MCCREARY as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets.
Date of First Publication of this Notice: June 18, 2026
/s/ Ryan Crandall
Ryan Crandall
Attorney for Personal Representative
8596 N. Wayne Dr., Suite B
Hayden, Idaho 83835
Date of Publications: 6/18/26, 6/25/26, 7/2/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
RICHARD DEARDEN,
Deceased.
NO. 26-4-01180-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

RICKY MICHAEL HOARD has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: June 25, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of…
DAVID W OLESON,
Deceased.
No. 26-4-01139-32
NOTICE TO CREDITORS

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.
DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 6/17/26
DATE OF FIRST PUBLICATION: June 25, 2026
KYLE D OLESON
Personal Representative of said Estate
Address: 5203 W Bedford Ave
Spokane WA 99208
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1030190-RM** Title Order No.: **250664221-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7022346** Parcel Number(s): **36333.1905** Grantor(s) for Recording Purposes under RCW 65.04.015: **RODNEY D BROWN, A SINGLE MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **M&T Bank** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/10/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 6, BLOCK 7, SECOND ADDITION TO LIDGERWOOD PARK, ACCORDING TO PLAT RECORDED IN VOLUME "I" OF PLATS, PAGE 15, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.** More commonly known as: **1716 & 1718 E SANSON AVE, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **1/14/2021,** recorded **1/15/2021,** under **Instrument No. 7022346** records of **SPOKANE** County, **Washington**, from **RODNEY D BROWN, A SINGLE MAN**, as grantor(s), to **BISHOP, WHITE, MARSHALL & WEIBEL, P.S.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7375948** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$25,718.27.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$374,593.24**, together with interest as provided in the Note from **5/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/10/2026**. The defaults referred to in Paragraph III must be cured by **6/29/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **6/29/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **6/29/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/13/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1030190-RM. Dated: 2/20/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1030190-RM Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0303335 6/11/2026 7/2/2026

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, July 31, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lots 4 and 5, Block 26, Callaway's Addition to Callaway's Addition to the Town of Cheney, according to plat thereof recorded in Volume "A" of Plats, page 48;

And that portion of the vacated alley lying Southeasterly to Adjacent and abutting said Lots 4 and 5 that would attach thereto by Operation of law;

Excepting therefrom all that portion lying within the bounds of Primary State Highway No. 11.

Situate in the City of Cheney, County of Spokane, State of Washington.

Property Addresses: 1705 2nd Street, Cheney, WA 99004.

Spokane County Tax Parcel ID No.: 13124.4203

which is subject to that certain Deed of Trust dated December 15, 2021, and recorded December 17, 2021, under recording number 7162412, records of Spokane County, Washington, Manoj Kumar and Deepika Dhawan, a married couple, whose address is 21566 E. Chimney Lane, Liberty Lake, WA 99019, as "Grantors"; Ford, Dalton & Mortensen, P.S., whose address is 320 S. Sullivan Rd., Spokane, WA 99037 as "Trustee"; and, Crescent Heights Capital, LLC, whose address is 427 W. Sinto, Ste. 100, SPOKANE, WA 99201, as "Beneficiary".

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:

*****THIS OBLIGATION MATURED ON DECEMBER 15, 2022.*****

*****ALL AMOUNTS SECURED BY THE DEED OF TRUST ARE NOW IN DUE*****

a. TOTAL PRINCIPAL, INTEREST AND LATE CHARGES:

Principal Balance: $402,983.32
Accrued and Unpaid Interest: $68,027.94
Accrued and Unpaid Late Charges: $46,219.80
Maturity Late Fee – 10.00%: $40,298.83
TOTAL PRINCIPAL, INTEREST, LATE CHARGES AND MATURITY LATE FEE: $ 557,529.89

b. OTHER CHARGES, COSTS AND FEES:

In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

a. Trustee's Sale Guarantee: $1,514.31
b. Service/posting Notice of Default: $93.70
c. Postage Notice of Default: $10.74
d. Recording Appointment Successor Trustee: $302.00
e. Recording Notice of Trustee's Sale: $309.50
f. Service/posting Notice of Trustee's Sale (Est): $120.00
g. Postage Notice of Trustee's Sale (Est): $25.00
h. Publishing Notice of Trustee's Sale (Est): $1,000.00
i. Lender Foreclosure Fee: $1,000.00
j. Attorney fees: $2,000.00
Notice of Default: $600.00
Appointment Successor Trustee: $200.00
Notice of Foreclosure - $600.00
Notice of Trustee's Sale: $600.00
k. Forced-Place Insurance (Estimated): $1,500.00
l. Escrow Fees: $1,193.00
TOTAL CHARGES, COSTS AND FEES: $9,068.25

IV.

The sum owing on the obligation secured by the Deed of Trust is principal of $404,000.00, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from December 15, 2021, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

YOU MUST CONTACT THE TRUSTEE TO OBTAIN A CURRENT PAYOFF TO RESOLVE THE DEFAULT PRIOR TO THE DATE PROVIDED FOR IN SECTION V., BELOW.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **July 31, 2026.** The default(s) referred to in paragraph III must be cured by **July 20, 2026** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **July 20, 2026**, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after J**uly 20, 2026**, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name, Address
MANOJ KUMAR
21366 E. CHIMNEY LN.
DEEPIKA DHAWAN
LIBERTY LAKE, WA 99019

by both first class and certified mail on **March 24, 2025**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **March 25, 2025,** with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

The original Notice of Trustee's Sale was recorded on January 30, 2026, under Spokane County recording number 746248, and a Notice of Trustee's Sale and a Notice of Foreclosure were served on the borrower and a copy of the Notice of Trustee's Sale issued to all parties entitled to receive notice as provided by law. This Amended Notice is issued to update the Trustee's address and contact information.

VII.

The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: June 5, 2026.
/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Bristol George, PLLC
601 W. Riverside Ave., Suite 700
Spokane, WA 99201
(509) 327-4700
Date of Publications: 7/2/26, 7/23/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-24-1004493-RM** Title Order No.: **250619757-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6726859** Parcel Number(s): **56324.0303** Grantor(s) for Recording Purposes under RCW 65.04.015: **ROBBY MICHAEL HEATON AND SABRINA HEATON, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Selene Finance, LP** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/31/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 3, BLOCK 3, KARI PARK, ACCORDING TO PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 2, IN SPOKANE COUNTY, WASHINGTON.** More commonly known as: **5015 N CAMPBELL RD, OTIS ORCHARDS, WA 99027-8619** Subject to that certain Deed of Trust dated **7/19/2018,** recorded **7/20/2018,** under **Instrument No. 6726859** records of **SPOKANE** County, **Washington**, from **ROBBY MICHAEL HEATON AND SABRINA HEATON, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS SOLELY AS NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**, the Beneficiary, under an assignment recorded under Auditors File Number **7446701** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$31,011.04**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$153,681.59**, together with interest as provided in the Note from **7/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/31/2026**. The defaults referred to in Paragraph III must be cured by **7/20/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/20/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/20/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/17/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-1004493-RM. Dated: 3/26/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-1004493-RM Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0313973 7/2/2026 7/23/2026

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of PATRICIA ANN HARRISON,
Deceased.
NO. 26-4-01227-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: July 2, 2026.
/s/ LAUREN M. MOFFAT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of JIMMY L BOSS, SR.,
Deceased.
NO. 26-4-01160-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: June 25, 2026
/s/ JIMMY L. BOSS, JR.
Presented by:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: HENRY RAY SHERRILL III and GERI ANNE SHERRILL, aka GERALDINE ANNE SHERRILL
Deceased.
No. 26-4-01152-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

DEBORAH KAY CHILDS, has been appointed as Personal Representative of these Estates. Any person having a claim against the Decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and non-probate assets.

DATE OF FIRST PUBLICATION: June 18, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA#5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of BARBARA ANN GARDNER,
Deceased.
NO. 26-4-01171-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: June 25, 2026
/s/ WILLIAM BUOB (aka Bill Buob)
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF LINCOLN
In the Matter of the Estate of MARTHA B. PEPPER,
Deceased.
Case No.: 26-4-00026-22
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Date of First Publication: 6/18/2026
Personal Representative:
Molly B. Pepper
Attorney for P.R.: Corey F. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
Molly B. Pepper
Personal Representative

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GLEN DOBLER,
Deceased.
NO. 26-4-01126-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
June 18, 2026
/s/ DONALD DOBLER
Presented by:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
TIMOTHY BECKLEY, individually,
Plaintiff,
vs.
KYE A. STONE, individually;
CORY J. SPOLSKI, individually;
and DOES I-V,
Defendants.
No. 26-2-01571-32
SUMMONS**

TO: KYE A. STONE, individually; CORY J. SPOLSKI, individually; and DOES I-V:

A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claims are stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and by serving a copy upon the person signing this Summons within twenty (20) days after the service of this Summons, excluding the day of service, or within sixty (60) days if named Defendant resides outside the State of Washington, or a Default Judgment may be entered against you without notice. A Default Judgment is one where Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a Default Judgment may be entered.

You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the person signing this Summons. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

DATED this 27th day of March, 2026.
FORD & MORTENSEN, P.S.
/s/ WESLEY D. MORTENSEN,
WSBA # 39690
Attorney for Plaintiff
Dates of Publications: 6/18/26, 6/25/26, 7/3/26, 7/9/26, 7/16/26, 7/23/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
JOEY L. BURTON,
individually and as trustee of the
BURTON SOLO 401K TRUST,
Plaintiff,
v.
MARGARET and
KENNETH MONTGOMERY,
individually and the marital community comprised thereof;
MARY BISHOP, individually; CALVIN BISHOP, individually; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO,
Defendants.
NO. 26-2-02993-32
SUMMONS FOR PUBLICATION**

The State of Washington to the said: ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO, Defendants

You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 18th day of June 2026, and defend the above entitled action in the above entitled Court, and answer the Complaint of Plaintiff Joey L. Burton, and serve a copy of your answer upon the undersigned attorneys for Plaintiff Joey L. Burton, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court.

This action concerns, in relevant part, a quiet title action under RCW 7.28 et seq. against all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described below adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto. Such property is commonly known as 10311 North Ritchey Road, Spokane, Washington 99224. Such property is found at Tax Parcel No. 06141.9043, and is legally described as follows:

THE SOUTH 289 FEET OF THE EAST 1507.26 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT A TRACT OF LAND BEING A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 5268718, LYING NORTHERLY AND WESTERLY OF FENCE LINES THAT EXISTED IN JULY, 2005 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°38'13" EAST ALONG THE EASTERLY LINE OF PARCEL "A" AND THE WESTERLY RIGHT-OF-WAY OF RITCHEY ROAD, 9.62 FEET;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE FENCE LINES THAT EXISTED IN JULY, 2005; NORTH 86°58'28" WEST, 46.26 FEET; SOUTH 89°40'04" WEST, 789.77 FEET; SOUTH 89°29'39" WEST, 309.76 FEET; SOUTH 89°30'00" WEST, 147.82 FEET; SOUTH 03°13'40" WEST, 144.38 FEET; SOUTH 03°25'56" WEST, 123.57 FEET TO THE SOUTHERLY LINE OF PARCEL "A";

THENCE LEAVING SAID 2005 FENCE LINE AND RUNNING NORTH 89°44'58" WEST (NORTH 89°44'17" WEST PARCEL "A" RECORD) ALONG THE SOUTHERLY LINE OF PARCEL "A", 165.27 FEET TO THE SOUTHWEST CORNER OF PARCEL "A";

THENCE NORTH 00°38'14" WEST ALONG THE WEST LINE OF PARCEL "A", 289.03 FEET (NORTH 00°38'13" WEST, 289.04 FEET PARCEL "A" RECORD) TO THE NORTHWEST CORNER OF PARCEL "A";

THENCE SOUTH 89°44'58" EAST (SOUTH 89°44'17" EAST PARCEL "A" RECORD), ALONG THE NORTHERLY LINE OF PARCEL "A", 1477.43 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AND THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PISKEL YAHNE KOVARIK, PLLC
BENJAMIN J. MCDONNELL
WSBA #45547
JACKSON S. WOODS
WSBA #62722
Attorneys for Joey L. Burton
612 W. Main Ave., Ste. 207
Spokane, WA 99201
Spokane County, WA
Date of Publications: 6/18/26, 6/25/26, 7/2/26, 7/9/26, 7/16/26, 7/23/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1031931-BB** Title Order No.: **250701714-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7201483** Parcel Number(s): **26144.0203** Grantor(s) for Recording Purposes under RCW 65.04.015: **DEBRA J ELLSWORTH AND JOHN E ELLSWORTH, WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SELENE FINANCE, LP** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Selene Finance, LP** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/10/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 3, BLOCK 2, GRANGER TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 45 AND 46, RECORDS OF SPOKANE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **10110 N MOSS LN, SPOKANE, WA 99208-8636** Subject to that certain Deed of Trust dated **4/22/2022,** recorded **4/25/2022,** under **Instrument No. 7201483** records of **SPOKANE** County, **Washington**, from **DEBRA J ELLSWORTH AND JOHN E ELLSWORTH, WIFE AND HUSBAND**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SELENE FINANCE, LP**, the Beneficiary, under an assignment recorded under Auditors File Number **7394243** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$59,321.25**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$604,812.15**, together with interest as provided in the Note from **2/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/10/2026**. The defaults referred to in Paragraph III must be cured by **6/29/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **6/29/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **6/29/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/21/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1031931-BB. Dated: 2/26/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1031931-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0313435 6/11/2026 7/2/2026

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1033139-BB** Title Order No.: **CTT26056444** Reference Number of Deed of Trust: **Instrument No. 7233602** Parcel Number(s): **35051.1519** Grantor(s) for Recording Purposes under RCW 65.04.015: **TRINITY WEEMS, AN UNMARRIED WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Sunflower Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/10/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 20, BLOCK 31, LIDGERWOOD PARK ADDITION TO SPOKANE FALLS, WASH., ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE(S) 124 AND 125; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **1107 E LONGFELLOW AVE, SPOKANE, WA 99207-3128** Subject to that certain Deed of Trust dated **8/19/2022,** recorded **8/22/2022,** under **Instrument No. 7233602** records of **SPOKANE** County, **Washington**, from **TRINITY WEEMS, AN UNMARRIED WOMAN**, as grantor(s), to **CYNTHIA L. DELEON ATTORNEY AT LAW**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7339251** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$16,231.57**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$247,001.08**, together with interest as provided in the Note from **7/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/10/2026**. The defaults referred to in Paragraph III must be cured by **6/29/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **6/29/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **6/29/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/24/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1033139-BB. Dated: 2/24/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1033139-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0303381 6/11/2026 7/2/2026

NOTICE OF TRUSTEE'S SALE
108 1st Ave South, Suite 450 Seattle, WA 98104 TS No.: **WA-24-973054-RM** APN No.: **35161.0614** Title Order No.: **8789002 AMENDED OF COMMERCIAL LOAN(S)** Pursuant to the Revised Code of Washington 61.24.130(4) Reference Number of Deed of Trust: **Instrument No. 7196761** Parcel Number(s): **35161.0614** Grantor(s) for Recording Purposes under RCW 65.04.015: **2108 E. MISSION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Selene Finance, LP** As the federal bankruptcy stay has been lifted, this is an amended notice as to the Notice of Trustee's Sale recorded **7/30/2024** under **SPOKANE** County Auditor Instrument Number **7363680**. I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/10/2026** , at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington, THE EAST 30 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 106 OF AMENDED MAP OF SCHOOL SECTION 16 T. 25 N. R. 43 E. W.M., AS PER PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 100; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **2108 E MISSION AVE, SPOKANE, WA 99202-2629** which is subject to that certain Deed of Trust dated **4/4/2022,** recorded **4/7/2022,** under **Instrument No. 7196761** records of **SPOKANE** County, **Washington** , from **2108 E. MISSION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** , as g rantor(s), to **WFG NATIONAL TITLE COMPANY OF EASTERN WA** , as original t rustee, to secure an obligation in favor of **CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** , as original b eneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST** , the Beneficiary, under an assignment recorded under Auditors File Number **7462508** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay the remaining balances due, including principal and interest, along with late charges and/or any accrued fees and costs as due pursuant to the terms of the loan documents on the maturity date of 10/14/2024, as specified in the promissory note dated 6/14/2023. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. IV. The sum owing on the matured obligation secured by the Deed of Trust is : **$358,559.69** . V. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$284,132.44** , together with interest as provided in the Note from **10/1/2023** on, and such other costs and fees as are provided by statute. V I . The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/10/2026** . The defaults referred to in Paragraph III must be cured by **6/29/2026** (11 days before the sale date), subject to the terms of the Note and Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **6/29/2026** (11 days before the sale), subject to the terms of the Note and Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier s or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **6/29/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. V I I. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower (s) and Grantor (s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **6/11/2024** . VI I I. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. IX . The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. X. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X I . NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20 th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20 th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI I . SPECIAL NOTICE TO GUARANTOR CONCERNING LIABILITY FOR POTENTIAL DEFICIENCY JUDGMENT Pursuant to RCW 61.24.042: (1) The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The guarantor will have no right to redeem the property after the trustee's sale; (4) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. Additional Information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan, in which case this letter is intended to exercise the Note holders right's against the real property only. The Trustee's Sale Number is WA-24-973054-RM. Note: This form has been modified to account for the loan type. . Dated: 5/27/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-973054-RM Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0315127

NINE MILE FALLS SCHOOL DISTRICT SURPLUS SALE NOTICE
Nine Mile Falls School District is hereby giving notice, according to RCW 28A.335.180, of property declared surplus by the Board of Directors. The surplus property will be available to public and private schools in the State of Washington for the next 30 days and then made available to the general public.
Surplus items include technology-related equipment and an industrial wood CNC router. Please email colson@9mile.org for the list.
Bids will be accepted through **August 6, 2026** and must include bidders name, phone number, email address, and bid amount.
Bids and requests for the list are submitted to:
Claire Olson
Nine Mile Falls School District
10110 W Charles Road
Nine Mile Falls, WA 99026
Email: colson@9mile.org
Phone Number: 509-340-4306
The District reserves the right to reject any or all bids.
Successful bidders will be notified by **August 7, 2026** and are responsible for sorting, removing, and transporting all items prior to **August 12, 2026.**
Date of Publication: 7/2/2026

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 6300 E 2nd Ave., #72, Spokane, WA 99212, will take place on **July 9, 2026, at 10:00 a.m.** at the following address:
VALLEY BREEZE MOBILE HOME PARK
6300 E 2ND AVE., #72,
SPOKANE, WA 99212
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
JO NELL MAHONEY,
Deceased.
NO. 26-4-01162-32
PROBATE NOTICE TO CREDITORS RCW 11.40.030
The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
June 18, 2026
Personal Representative:
Robert L Mahoney
Attorney for the Personal Representative: Katharine Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-01162-32
Dates of Publication: 6/18/26, 6/25/26, 7/2/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
ANITA KAY KOONTZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM VERNON KOONTZ,
Deceased, Plaintiff,
v.
THE ESTATE OF ROBERT M. TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO,
Defendants.
No: 26203231-32
SUMMONS BY PUBLICATION
The State of Washington to the said: THE ESTATE OF ROBERT M. TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 2nd day of July, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Anita Kay Koontz, Personal Representative of the Estate of William Vernon Koontz, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, Anita Kay Koontz, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 1st day of July, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
Dates of Publications: 7/2/26, 7/9/26, 7/16/26, 7/23/26, 7/30/26, 8/6/26

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1031706-BB** Title Order No.: **CTT25054987 OF COMMERCIAL LOAN(S)** Reference Number of Deed of Trust: **Instrument No. 7404129** Parcel Number(s): **35061.4608** Grantor(s) for Recording Purposes under RCW 65.04.015: **RTJ Investment Group, Inc., an Oregon Corporation** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **LHOME MORTGAGE TRUST 2025-RTL2** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Kiavi Funding, Inc. fka LendingHome Funding Corp.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/31/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 9 IN BLOCK 52 OF WHITEHOUSE HEIGHTS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 64; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **3914 N WHITEHOUSE ST, SPOKANE, WA 99205-1071** Subject to that certain Deed of Trust dated **3/10/2025,** recorded **3/14/2025,** under **Instrument No. 7404129** records of **SPOKANE** County, **Washington**, from **RTJ Investment Group, Inc., an Oregon Corporation**, as grantor(s), to **First American Title Insurance Co, a CA Corp**, as original trustee, to secure an obligation in favor of **Kiavi Funding, Inc., a Delaware Corporation**, as original beneficiary, the beneficial interest in which was subsequently assigned to **LHOME MORTGAGE TRUST 2025-RTL2**, the Beneficiary, under an assignment recorded under Auditors File Number **7461216** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay the remaining balances due, including principal and interest, along with late charges and/or any accrued fees and costs as due pursuant to the terms of the loan documents on the maturity date of 4/1/2026, as specified in the promissory note dated 3/10/2025. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. IV. The sum owing on the matured obligation secured by the Deed of Trust is: **$306,612.39**. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/31/2026**. The defaults referred to in Paragraph III must be cured prior to the foreclosure sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the foreclosure sale the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the amount referenced in Paragraph IV, along with late charges, foreclosure fees and costs, any legal fees, and/or advances that have become due pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail proof of which is in the possession of the Trustee. The written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, or the Borrower and Grantor were personally served, where applicable, with said written Notice of Default, and the Trustee has possession of proof of such posting or service. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/27/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. **SPECIAL NOTICE TO GUARANTOR CONCERNING LIABILITY FOR POTENTIAL DEFICIENCY JUDGMENT** Pursuant to RCW 61.24.042: (1) The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The guarantor will have no right to redeem the property after the trustee's sale; (4) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1031706-BB. Note: This form has been modified to account for the loan type. Dated: 4/17/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1031706-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314414 7/2/2026 7/23/2026

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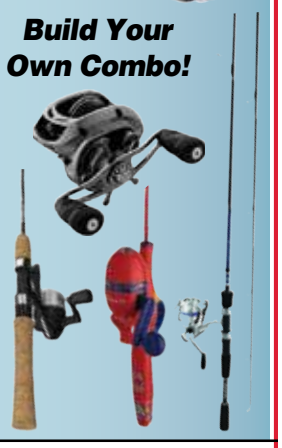

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Fishing Magician

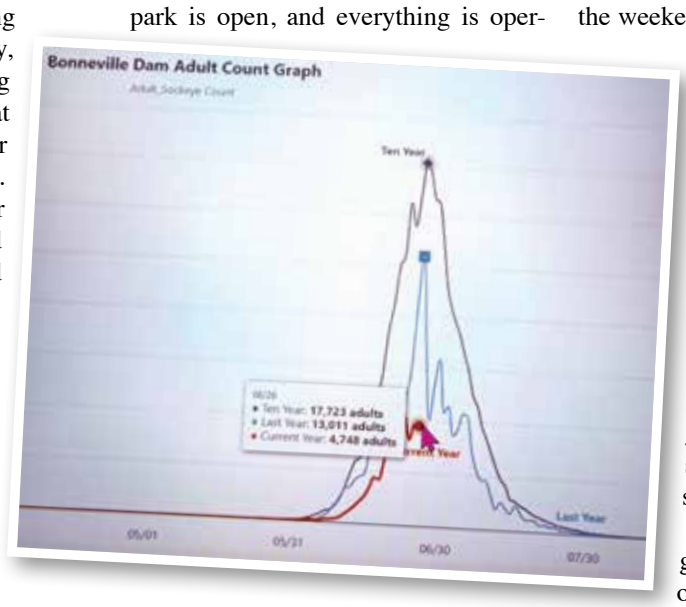
Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

The Fourth of July Holiday weekend may be the biggest one of the year, in terms of the number of families that head out for some fun in the outdoors. A very good number of them are headed in the direction of Eastern Washington. I have my fingers crossed for good weather so folks can enjoy the holiday to its fullest.

I am a fisherman, so I am programmed to be an optimist. Every time I go fishing I expect to catch fish. It doesn't always happen, but I still look forward to every fishing trip, thinking that it will be a great day. I still have trouble sleeping if I am going fishing in the morning! Okay, since I have admitted to being a hopeless optimist, I look at this year's return of summer run salmon as encouraging. As of June 26th, the number of summer runs that passed over Bonneville Dam totaled just over 35,000. Fifty percent of the run is expected to have passed over Bonneville by the 28th of June. The forecast for the 2026 season is 41,000, and I am not saying that we should expect to double the number of fish that we are seeing right now, but it sure appears that the number of summer runs could pass the forecast by a good margin. I have been saying that we should see the same type of season this year that we did last year, meaning limited days and only bubble fisheries in certain areas of the upper Columbia. Maybe I am wrong about this. This week's photo is of the graph of summer run return.

I recently posted a success story about the sockeye returns to the Skagit River and the Baker River. It is really great to hear about the rebound of this run. With the closure of the Columbia River to sockeye fishing this year, you can bet that anglers will be flocking to Baker Lake. I have considered going over there as it is a very scenic place to fish, and the sockeye are reported to be even larger than the ones that we catch at Lake Wenatchee. However, the prospect of trying to even get out on the water and then the crowd on the lake isn't something I would want to experience. While some fisheries are on the rebound the Columbia River sockeye run is tanking. To date only a little over 46,000 sockeye have passed over Bonneville Dam. I think there is very little hope that this run will approach the forecast of 274,000. Even the hope of a season on Lake Wenatchee is getting doubtful, although it is a separate run.

We spent a morning on Banks Lake fishing for walleye recently and on my way home we took the route through Ephrata so I could check out Sun Lakes Park. The park had been closed due to the fire that burned over 3,000 acres in the area. I am happy to report that the park is open, and everything is operating normally. I saw lots of families enjoying the day. I loved seeing the youngsters zooming around on their bikes to get an ice cream cone or other treat, and there were people out on the docks fishing for rainbow. I told my fishing partner that I would like to go to Park Lake and fish for perch. They are plentiful in this lake and are of a very good size. Fishing should also be good at Deep Lake, which is nearby. It is loaded with rainbow and also has an excellent population of small kokanee. When we were heading to the launch on Banks a boat motioned us over. A woman on board had a hook stuck in her hand and they wanted to cut it out. I told them to use the monofilament trick to remove the hook. Google "remove a hook". This is a much better solution. If you cut the hooks off, like these anglers were going to do, you still have the barbed end in your hand. My fishing partner has seen me do the monofilament trick and it works!



The Bass Angler Magazine's Vexus Pro-Am Bass Tournament at the Potholes Reservoir was held recently, bringing top anglers from across the west to local waters. The anglers began their competition at 5 a.m. Friday and competed through Sunday afternoon. "Everything went good," said Mark Lassagne, CEO and Tournament Director for BAM Tournament Trail. "The weather was nice, it was just altogether a smooth event without any issues." On the pro side of the tournament, Aaron Ecthernkamp from Moses Lake earned the title of Pro Champion for the weekend to earn the grand prize of the $40,000 Mercury-Powered Vexus 1880 fishing boat. Ecthernkamp caught a total weight of 55.86 lbs. The Co-Champion Amateur angler is Adrian Ghione from Oakdale, Calif., and won the top prize of $4,000. Ghione had a catch totaling 47.47 lbs. As most of you know, bass fishing on Potholes is outstanding. It's great to see a local angler do so well against some pretty stiff competition!

I like to fly fish and don't get enough time to do it as often as I would like. I make a trip or two to Rocky Ford in the winter, and I have a friend that treats me to a day at Isaac's lake for some quality trolling for big rainbow. He also would take me with him on the Methow where we would fly fish for steelhead back in the day. I have also made a few trips on the Yakima, to shoot videos with Johnny Boitano. Since it's close to home, I will grab my 3 weight and fish for little rainbow on the Icicle. It is fun and a great way to beat the heat in summer. A stream that I try to fish in the early summer is the Teanaway, outside of Cle Elum. I have caught rainbow and cutthroat to 14 or 15 inches, that have come up out of the Yakima in the past. There is a short window to fish this one. You have to wait until the runoff settles down and hit it before it gets too low and warm. I drove over there the other day, and I think I missed it by about a week. It looked good but fish were few and far between.

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DO NOT TRESPASS
The state of Washington has strict laws prohibiting trespass on private land. Per RCW 77.15.435, it is unlawful to hunt or retrieve wildlife from the property of another. Owners are not required to post their land

AKC CHESAPEAKE BAY RETRIEVERS
Looking for a loyal, intelligent & energetic companion/hunting partner? Four males, $500. Call or text, 509-596-6379 Colville

OPERATION DOG TAG PROVIDES COMBAT VETS WITH EMOTIONAL
Support dogs. We are a non-profit organization dedicated to training dogs for combat vets. Then in turn training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. For more information & ways you can help, please call Joe, 509-276-4364

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HEGE FARM HAS HAY IN STOCK
Alfalfa, Timothy & Orchard Grass, low sugar options, large & small square bales. Call or text for pricing. 509 821-1758 Clayton

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Flaxen mane & tail, microchipped, 13hh, 8 years old, started under saddle, would need rider finishing, largo gaited, downsizing, $3500. Call or text 509-218-7811 Deer Park

ROUND BALES FEEDER HAY
$275 a ton, quantity discount. Please call only 509-466-2744, Deer Park.

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To teach basic horsemanship skills to at risk youth in our community. Mentoring & sharing your love of horses, only 2 hours or more per week. 17412 E. Foothills Road, Spokane 99217. Please contact Nancy for details & the next volunteer training, call or text, 509-994-1167

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Inland northwest pasture blend; Timothy, Brome, & Orchard Grass, $12 per 70lb bale cut. Baled & barn stored week of June 15. Texts only, 425-301-4004 Greenacres

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ATTENTION STOCKMEN!
- Special Feeder Sale • Wednesday, July 15
- Small Animal/ Regular Sale • Wednesday, July 29

Lewiston Livestock Market
208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
Doug Kinzer: 208-790-3615
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SUMMER RIDING IS HERE! SHOP WILL ROGERS SADDLE CO.
For all your equine needs. We have saddles starting at $50, stop by & see our great selection. Grooming accessories, shampoos, conditioners, spot treatments, grooming bags & kits, leather care, jewelry, belts, wallets & Wild Rags, purses & more! Be sure to check our Facebook page regularly for the latest specials! All major credit cards accepted. Buy, sell, trade. 13011 N. Freya Street, Mead. 509-466-0106

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Boarding happy healthy horses. Recommended by many local vets. We love caring for the older retired horses. Catering to those who really care for their horse's well being. Large lighted arena, round pens, large paddocks & pastures with shelters. Quiet, peaceful, friendly atmosphere. 509-276-6345 Deer Park

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Alfalfa, Timothy & Orchard Grass, low sugar options, large & small square bales. Call or text for pricing. 509 821-1758 Clayton

NORTHEAST CHAPTER BACK COUNTRY HORSEMEN OF WASHINGTON
Meets the third Tuesday of each month through September at the Clayton Grange, 4478 Railroad Avenue. Potluck at 6pm, meeting starts at 7pm. We are a volunteer driven organization of riders, packers & trail stewards. We are united by one clear & vital mission: keeping trails open for equestrian use on public lands. Watch our NEBCHW Facebook page & our website www.NEBCHW.org for ongoing activities

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NO SALE MON. JULY 6 HAPPY INDEPENDENCE DAY!	ALL CLASS CATTLE Mon. August 3 • 11am
FEEDER SPECIAL Mon. July 13 • 11am	FEEDER SPECIAL Mon. August 10 • 11am
NO SALE Mon. July 20	ALL CLASS CATTLE Mon. August 17 • 11am
FEEDER SPECIAL Mon. July 27 • 11am *feat. small animals after cattle sell*	FEEDER SPECIAL Mon. August 24 • 11am

– ACCEPTING ANIMALS ON THE SUNDAYS PRECEDING SALE DAYS –
1505 12th St, Davenport, WA | StocklandLivestock@gmail.com
1-800-372-6845 • Sale Day: 509-725-1101 • Kale: 509-703-3981

AMERICAN COCKER SPANIEL PUPPIES
Eight weeks, up to date on shots, 6 males & 1 female, $800-$1500. Call or text, 509-216-2838 Spokane Valley

YORKIE
Luna is looking for a new home, 3.5 lbs, born September 26, 2024, almost 2 years old, won't grow much more. $1500. 509-518-0246, Kennewick

GUARDIAN PYRENEES/-MAREMMA PUPS
Ready June 15. Ideal for homesteads! We expect that they'll be as sweet & loyal as their parents which faithfully guard our livestock & children, $500 or best offer. Texts only, 208-816-9669 Lenore

2 FEMALE FRENCH BULLDOGS
Full AKC reg, up to date vaccinations, very healthy, good with children & other pets, 8 months old. $1800. For more information, call or text 509-274-0860

CANE CORSO & BLUE TICK HOUND CROSS PUPPIES
Healthy, well socialized, family raised, ready July 2. Contact for details & pictures, $400. Serious inquiries only, 509-216-8527 Springdale

AUSTRALIAN SHEPHERD PUPPIES
Red & black tri, males & females. Tails & dew claws done, $450. Text, 509-429-8433 Omak

AKC REG. GOLDEN RETRIEVER PUPPIES
Looking for their forever homes anytime after July 6, $1100 firm. Call or text, 509-768-1140 Nine Mile Falls

GREAT PYRENEES PUPPIES
2 months old, two boys & one girl. For more information & pictures, texts only 509-939-7737 Spokane

AKC MINIATURE AMERICAN SHEPHERDS
One year blue merle boy, high energy, loves kids, walks, good with other dogs, up to date on shots, must be neutered, $500. 9 month old red Toy girl, 12-1/2", up to date on shots, must be spayed,$1500. Fenced yard a must for both. Call/ text, 509-979-9270 Mead

MINI POODLES
2 girls & 1 boy, born May 18, have first shots & dewormed, mom & dad on site. Call or text 509-430-8243

ADORABLE TICA REG MAINE COON KITTENS
Available August 1, they will be up to date with shots & worming, vet checked & health guarantee, litter box trained & introduced to dogs. Reserve yours now! Pet prices are females $2500 & males $3500. Video calls are always welcome! Call/ text 509-420-6515 Quincy

BEAGLE PUPPIES
Beautiful tri-color Beagle puppies, $850. They are current on their shots & dewormings & will be ready for their new homes now. Please call Donny or Jackie for more information, 509-941-9977

MINIATURE POODLE PUPPIES
9 weeks old, vaccinated & dewormed, ready for new homes, $900. Call or text, 509-322-7108 Omak

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.-CVASanctuary.org

REHOMING LGD PUPPIES
Anatolian/ Maremma/ St. Bernard puppies with unique markings, small rehoming fee. For any further questions contact me by email cryzhavocj@gmail.com or call/ text 509-608-8535 Elk

ADORABLE HYPOALLERGENIC BIEWER TERRIER PUPPIES
Born June 4, mom is 8lbs & dad is 5lbs. Will be ready to go in August with vaccinations & deworming up to date. Boys, $1500; girls, $2000. We are taking deposits, reserve yours now! Text, 509-666-9794 Spokane

3 MALE FRENCH BULLDOGS
Full AKC registration, 8 weeks old, vaccinated & dewormed. $2000. For more information, please call or text 509-274-0860, Pasco

AKC CHESAPEAKE BAY RETRIEVERS
Looking for a loyal, intelligent & energetic companion/hunting partner? Four males, $500. Call or text, 509-596-6379 Colville

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

PUREBRED GOLDEN RETRIEVER PUPPIES
One male, two females, ready for a new homes, dewormed & vaccinated, loving puppies, $1200. Call or text, 509-263-3175 Spokane Valley

PUREBRED POMERANIANS
2 males, $1500 or best offer. For more information, text 509-840-7320

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 7lbs, dad is 6lbs, vaccinations & deworming up to date, well socialized, 1 female & 3 males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-828-7042 or 509-868-7223 Spokane Valley

HEALTHY, FUN & ADORABLE KITTENS
8 weeks old, $40 each. Call 509-368-0719 Spokane

SHIH-POO
Smart & loving puppies ready for loving homes, shots up to date. 509-820-6254

YORKSHIRE TERRIER PUPPIES
Hypoallergenic, playful, & excellent companions, vaccinated & dewormed. 3 boys & 2 girls, $800 each. Texts, 509-789-0208 Spokane

AKC REG. MALE SPRINGER SPANIEL PUPPY
12 weeks old, field bred, both parents are proven hunters & on site. He is birdy & has a great personality, he is socialized, loves to cuddle & give hugs. He has had first, second & third shots, tail docked & dew claws removed, $1200. Call or text, 971-235-9408 Post Falls

OPERATION DOG TAG

OperationDogTag.org

Joe, I want to say thank you for all Operation Dog Tag has done for me by providing me with a black Lab puppy to be trained as a service dog for me. "Gunny" is what I have named him in honor of my service in the Marine Corps. The training you have provided, and continue to provide for me, and for Gunny to be trained as a service dog, is invaluable to me as my dog helps with my "PTSD" (Post Traumatic Stress Disorder). I am looking forward to our next training session.

Thomas S Ventimiglia Jr, USMC / IRAQ

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

MALE PUG
5 month old, very playful & healthy, vaccinated & dewormed. $650. For more information, call or text 509-274-0860 Pasco

POMERANIAN TOY/ AUSSIE PUPPIES
Two females, have had age appropriate shots & deworming, $1500. Call or text, 509-733-1971 Bridgeport

HAVA-TZU PUPPIES
Only 3 males left! 10 weeks old, raised in home, smart, playful, non-shedding & hypoallergenic. Up to date on shots & deworming & potty training started, $1500 each Call Sharon, 509-701-3028 Spokane Valley

HYPOALLERGENIC DESIGNER PUPPIES
Five females, puppies are mix of Mini-Micro Goldendoodle & MaltiPoo, will not be more than 10lbs full grown, non-shedding, vet checked, vaccinations up to date & dewormed. Started potty training, ready July 27. Mom & dad on site, smart & healthy parents, mom is a 9-1/2lb Mini-Micro Goldendoodle, & dad is a 10lb MaltiPoo, $1500. Call or text, 509-270-9741 Spokane Valley

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RAGDOLL KITTENS
Adorable, friendly, cuddly Ragdoll kittens. Great personalities, ready now! Vet checked & health guarantee, first shots & dewormed, litter box trained, $700 or best offer. Call/ text, 509-276-5050 Deer Park

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Up to date on vaccines & deworming, pre-spoiled, delivery options available, $1100, for more information call Julie at 208-935-5919, Lewiston

PUREBRED YORKIES
Adorable Benji, parti & Cali, merle; born April 8. Fun, loving, playful puppies, almost potty trained, first two shots done. Information available on request, serious inquiries $1000. Call or text, 720-371-2398 Orofino

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

NEW PRICE! FARM DOG PUPPIES
Dad: Anatolian Shepherd/ Pyrenees, & mom: Newfoundland/ Airedale. Excellent farm dogs, amazing temperaments, born May 4, Star Wars puppies! Available June 29, $200. Text for pictures, 509-389-1850 Cheney

MICRO & MINI BERNEDOODLE PUPPIES
Available now. $2500 ($500 deposit) Message/-call 509-430-7204. Burbank Bernedoodles, Burbank, WA

MINI SCHNAUZER & PULI MIX
Three male puppies, 8 weeks old, first shots & dewormed, $300. For information, 509-361-3382 Moses Lake

WHO'S LOOKING FOR AN ADORABLE MEDIUM SIZED TRI-PAWD?
Nia was hit by a train & had a rear leg amputated, this isn't stopping her at all, she's very agile, can jump on beds & couches & is doing awesome in her foster home. She is spayed, current on vaccinations, dewormed, heart worm test negative, microchipped & ready to come snuggle with you. Nia is 9 months old, 31lbs & would benefit from a basic obedience class, she is very very smart & treat driven. Her perfect home would be with an active family with another dog friend, no smaller pets & dog savvy cats. Her adoption fee is $200. If you are interested in Nia, please go complete an application at www.TheFurryFarmRescue.org or call her foster Mum, 509-230-6540 Spokane

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

GORGEOUS TOY MINIATURE FEMALE POODLES
Micro Mini Golden Doodle female also available, 2 years old. As well as, sweet, loving kittens. All animals up to date on vaccinations & rabies. 509-770-5933 Moses Lake

AKC GOLDEN RETRIEVER PUPPIES
Our girl Sunflower gave birth to her litter of 14 puppies on June 23rd, 7 boys & 7 girls, pups will be 8 weeks old & ready for homes the week of August 17. Come with deworming, first vaccines & vet check. $1400 total with a $300 deposit to reserve. Delivery options available. Call or text Dan at 541-561-2774, Ione, OR

LONG HAIRED PIEBALD FEMALE DACHSHUND PUPPIES
Will be 8 weeks on July 3, $1300. Call or text, 509-279-1099 Spokane

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

PUREBRED GOLDEN RETRIEVER PUPPIES, READY NOW!
Dad is AKC English creme, mom AKC American red, shots, dewormed, $600. 509-992-7838 Chewelah

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3 males & 1 female available, first shots & deworming, $500. Call or text 509-439-7281. Sunnyside

THREE MALE ACD BLUE HEELER PUPS
Will be ready July 7 & will have their first set of shots & be up to date on dewormer, their tails are intact, $450. Text 509-949-8094 Yakima

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Smart 11 weeks, first 2 shots, dewormed, 30 days insurance, $800. Text is easiest form of contact. 509-398-0044

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Purebred, dewclaws removed, vet checked, age appropriate shots, worming, raised around kids, ready for homes in July. Located in Kettle Falls, willing to help transport within reason, $700. Call or text, 509-675-4585 Kettle Falls

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Adorable tiny boys & girls, 8 weeks old, come get your little lap warmer! First vaccines done & dewormed, can be registered, $800 & up. Call or text, 509-991-8107 North of Spokane

AKC REG. SCOTTISH TERRIER PUPPIES
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To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

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These fun loving, hypoallergenic, intelligent pups have great temperaments, enjoy an outdoor lifestyle or indoor snuggles! 10 weeks, born April 20. Parents on site, 50-60lbs, 4 males available, $2200. 509-570-8235 Liberty Lake

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Requires the seller to give the buyer a receipt with the names & addresses of both the buyer & seller, date of sale, quality/ type of wood, quantity of wood, the quantity in which the price is based (cords) & price of the transaction. Buyer's or seller's complaints should be formally made to The Washington State Department of Agriculture's Weights & Measures Program at 360-902-1857 with information to the Exchange

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Friday, July 3, 5pm-8pm

Spokane's official First Friday arts event happens monthly from 5-8 pm. Explore a vibrant mix of local art, live music, cuisine, brews, and more. Downtown retailers and restaurants showcase artists, musicians, exclusive activities, product launches, and specialty food and drinks on the first Friday of every month.

Kendall Yards Night Market

Kendall Yards 1335 W. Summit Parkway, Spokane
Wednesday, July 8, 5pm-8:30pm

A weekly market featuring local vendors, food trucks, live music and more. Every Wednesday from 5-8:30 pm through September.

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by Brandon Palmer
Designated Broker

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If you purchased a home or property by getting a loan, you most likely have an escrow account. An escrow account is established by your lender to hold money to pay for your homeowners insurance, mortgage insurance, and property taxes. Each month, when you make your mortgage payment, you are paying an additional amount to be held in your escrow account. When your insurance premium is due, your lender makes that yearly payment out of this account. When your property taxes are due every April and October, your lender makes those payments. Enough needs to be collected every month in order to maintain a sufficient balance to cover these expenses.

There is a "cushion" built in to make sure there is a required amount remaining in your escrow account after all of the payments are made. This cushion cannot exceed one-sixth of the amount needed to pay for those items. This is to offset any increases in insurance premiums or property taxes.

With changes in insurance premiums and property taxes, there can be shortages or overages in your escrow account. A shortage occurs when there is not enough being collected each month to cover the charges due to increased costs for these items. When there is a shortage, your mortgage payment will most likely go up to cover it, or in some cases, you can pay an additional lump sum to make up the difference.

An overage occurs when your insurance premiums or property taxes have gone down and your escrow account has more money in it than is needed to cover these items. Depending on how much the overage is, your monthly mortgage payment may be adjusted, or if it is over $50, you will receive a refund by mail.

Each year, you receive an Annual Escrow Account Disclosure Statement from your lender. This statement shows a breakdown of your escrow account, including what is being paid out of the account, estimated amounts for the next year, shortages or overages, new payment amounts, and account history.

Next time you get one of these statements in the mail, take a few minutes to look it over so you can better understand where that portion of your monthly mortgage payment is going.

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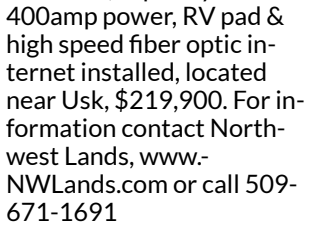

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"Going fast is your job...Telling people about it is ours...!"

The Preventing Insanity sprint boat entry of Leighton Lillie and Sami Gustafson from Lewiston, Idaho won the 400 Class race June 20 at Webb's Slough in St. John, Wash. Jeff Halstead photo

BEST OF THE WEST FREEDOM 250 IS JULY 4 AT TRI-CITY RACEWAY

From Tri-City Raceway media

WEST RICHLAND, Wash. (June 28, 2026) — Tickets are available for the Best of the West Freedom 250 presented by Washington Army National Guard on Saturday, July 4 at Tri-City Raceway.

For one unforgettable night, the Nation's Fastest 1/2-Mile Tri-Oval will host the stars of the Spears CARS Tour West Super Late Models, featuring special appearances by Kevin Harvick and Keelan Harvick, local racing action from the Hobby Stocks and Mini Stocks, and a massive fireworks spectacular presented by Benton REA.

This is more than a race. It's a Fourth of July celebration packed with speed, family fun, patriotism, and some of the best short track racing in the Pacific Northwest.

Looking for the ultimate race weekend experience?

Join us on Friday, July 3 for the exclusive Kevin & Keelan Harvick VIP Pit Party, featuring dinner in the pits, driver meet-and-greets, autographs, photos, the Pill Draw Party, and your chance to win an exclusive ride-along experience.

Tickets are expected to move quickly for one of the biggest events in Tri-City Raceway history.

Secure your seats today and be part of the biggest night of the summer. Visit www.tricityraceway.com for tickets and further information.

Event Schedule

- Gates Open: 3 p.m. | FanFest on the Front Stretch
- Racing Begins: 6:30 p.m.
- Fireworks Show Following the Main Event

Crowds are up close to view unlimited hydroplane racing in Madison, Indiana where the boats compete for the APBA Gold Cup, July 3-5. Visit Indiana photo

H1 UNLIMITEDS KICK OFF 2026 SEASON AT MADISON *From H1 Unlimiteds media*

TRI-CITIES, Wash. — The fastest racing boats on the planet are back on the water. Powered by helicopter-derived turbine engines, H1 Unlimited hydroplanes are capable of exceeding 200 mph — and the 2026 season kicks off with the APBA Gold Cup run on the Ohio River at Madison, Indiana, July 3-5.

With nine boats confirmed for flagship stops at TriCity WaterFollies and Seattle SeaFair, a bold new race format debuting at Madison this July, and ongoing talks that promise to expand the 2027 schedule significantly.

Nine unlimited hydroplanes are expected to take to the water at both the Tri-Cities (Columbia Cup) and Seattle (Seafair) events — one of the strongest fields the circuit has fielded in years. The depth of competition across the roster means that every heat, every qualification run, and every final will carry genuine weight. Fans can expect door-to-door racing at speeds that simply have to be seen in person to be believed.

The 2026 H1 Unlimited season calendar brings the circuit back to its most storied venues. Here is the full summer schedule:

APBA Gold Cup: Madison, Indiana, July 3–5

Columbia Cup: Tri-Cities, WA, July 24–26

Apollo Mechanical Cup: Seattle, WA, July 31 – August 2

Bill Muncey Cup: San Diego, California, September 18-20

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Available. New RV park with full hook ups, huge spaces, $500/ month includes water, sewer, garbage & excellent wi-fi, electricity is 12¢ per kw hour. Located 1 mile north of Loon Lake. Call or text, 509-991-9516

1935 FORD COUPE
Small black Chevrolet, running gear, 12 bolt Chevelle rear end, excellent car to start with, runs & drives, mustang front suspension, $18,000 or best offer. 509-489-5286 Spokane

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Dependable, reliable service. Call Good Guys Towing, 509-218-2190 Spokane

17 FT COLEMAN SCANOE
Great condition, $250. Call or text, 509-991-9098 Spokane

1932 FORD ROADSTER
Fiberglass body, crate 383 engine, th350 transmission, Ford 9" rear end, very nice street rod, black in color, maroon interior & soft top, less than 1300 miles. Turn key, owner passed, asking $36,500 or best offer. Call or text, 509-860-5478 Omak

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2003 DODGE RAM 4x4, Quad Cab, 110,636 Miles $5,200
2012 KIA SORENTO AWD $4,800
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509-325-4296 | Cell: 509-710-0244

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 4 vehicles on Tuesday, July 7, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

1993 CORVETTE 40TH EDITION LT1 350 MOTOR
New tires, battery & air conditioner, garnet color, new paint upgrade, 76,800 miles, excellent condition, garaged, $13,800. 208-451-5833 Grangeville

2004 CHRYSLER PT CRUISER GT TURBO
4 cylinder, automatic, loaded, leather, sunroof, decent tires, custom wheels, runs & drives good $2195 or best offer. 509-489-5286 Spokane

2011 CAN-AM SPYDER RT LIMITED TRIKE
15,000 miles, fresh oil change, $7000 or best offer. Call or text, 509-630-0128 St. John

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1999 DODGE DAKOTA SLT X CAB 4x4
V8, 5 speed, decent tires, it's a beast but it runs real good, $1395 or best offer. 509-489-5286 Spokane

2003 MERCEDES SL500 CONVERTIBLE
In excellent condition with low miles, bought a couple years ago & hardly drove it, serious inquiries only, $19,500. Any questions call me please, as texts may not be answered. 509-760-0128 Moses Lake

2020 TACTIC 550 4WD QUAD
Only 1700 miles, asking $4000. Please call 509-431-0403 Soap Lake

2010 TOYOTA COROLLA S
174,399 miles, runs great, nice car, $6869. Come test drive today! Globe Motors, 3711 E. Sprague, Spokane. www.GlobeMotorsUSA.com Call/ text: 509-712-3057

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1916-1990 LICENSE PLATES
Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 7, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2015 Chevrolet Camaro, 890TMX, #2G1FF3D33F-9289476; 2012 GMC Acadia, CUP7292, #1GKKVSED9CJ294048; 2002 Cadillac DeVille, BIN4314, #1G6KD54Y32U252611; 1993 Dodge Dakota, C39186T, #1B7GG23X5PS244367; 1978 IHC Loadstar, #82388; 1971 Six-Pac 8SD, #104; 2012 Buick Verano, CKD7339, #1G4PS5SK9C4196940

2017 FORD TRANSIT T250
Mid height, 72,395 miles, full shelving package, ladder rack, great condition, new tabs & tires, $16,950. Call or text, 509-759-2321 Coulee City

FJ40 1977 TOYOTA LAND CRUISER
V8 conversion, motor is not running, but was; minimal body rust, $12,000 or best offer. Call or text, 509-994-0213 or 509-954-9240 Deer Park

2008 PONTIAC G-5
4 cylinder automatic, most options, cold AC, tinted windows, like new tires, custom wheels, oil changed, runs & drives good, decent car, $1995 or best offer. 509-489-5286 Spokane

2007 JEEP LIBERTY SPORT
One owner only, 83,058 miles, $7995. Come test drive today! Globe Motors, 3711 E. Sprague, Spokane. www.GlobeMotorsUSA.com Call/ text: 509-712-3057

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2014 Nissan Versa Great Miles $3,995
2014 Mazda 3 115k miles $3,995
2004 GMC Sierra 4x4 Pickup, Z-71 $4,995
2011 Chevy Tahoe AWD, Leather, Sun Roof, 3rd Row $6,995
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